

# **EXHIBIT 5**

**EXHIBIT 5****Landlord: R.L. Whittbold-New Philadelphia, LLC****Tenant: Big Los Stores-CSR, LLC****Store #815: 408 Bluebell Drive NW, New Philadelphia, OH****Lease Expiration:****CURE AMOUNT**

September Stub Rent	\$5,281.38
Legal Fees through 2.20.2025 (Calfee)	\$3,980.00
HVAC Curb Replacement - Billed 05.3.2022	<u>\$3,500.00</u>
Subtotal	\$12,761.38
Plus, Additional Legal Fees (estimated)	<u>\$5,000.00</u>
<b>CURE TOTAL</b>	<b><u><u>\$17,761.38</u></u></b>

**ESTIMATED PECUNIARY LOSSES FROM USE VIOLATION**

<u>Rent-A-Center Rent</u>		Current Lease Expiration Date	1/31/2028
Base Monthly Rent Through 1/31/28	\$ 115,668.00	Base Rent	\$3,402/month
Option Period Rent	<u>\$ 232,800.00</u>	Base Rent - Option Period	\$3,880/month
Estimated Damages	<u><u>\$ 348,468.00</u></u>	1/1/28-1/31/33	



Dover-Phila Heating &amp; Cooling

133 W Third Street  
Dover, OH 44622

330-343-5511

**Invoice**

Date	Invoice #
3/26/2020	J-6622-CR

Bill To
R.L. Wittbold New Philadelphia, LLC 1361 Club Drive Bloomfield Hills MI 48302

Ship To
Big Lots Bluebell Drive New Philadelphi, oh 44663

		Requisition #	P.O. Number	Terms	Rep
				Due on receipt	A&J
Quantity	Description	Price Each		Amount	
1		3,500.00		3,500.00	
4% Charge on all Credit Card Payments over \$100.00		License # 15825		<b>TOTAL</b>	<b>\$3,500.00</b>

# DOVER-PHILA HEATING & COOLING

DIVISION OF H.V.A.C. INC.

133 W Third Street \* Dover, Ohio 44622

330-343-5511

Email: [doverphilaheatingcooling@gmail.com](mailto:doverphilaheatingcooling@gmail.com)

Website: <http://www.doverphilahvac.com>

March 18, 2020

Attn: Lou Ann Counihan

RE: Big Lots Roof H.V.A.C. System

Dear Lou Ann :

We are pleased to quote labor and materials for the following:

1. Disconnect existing rooftop unit
2. Remove existing roof ductwork
3. Disconnect from interior ductwork
4. Install new curb
5. Fabricate and install supply and return drops
6. Fabricate and install connecting sheet metal
7. Insulate new sheet metal
8. Modify unit for vertical duct application
9. Set unit in curb
10. Reroute power wiring and reconnect to unit

**Total cost of installation      \$3,500.00**

Should you have any questions, please do not hesitate to call.

Sincerely,

Jim Moser, Owner

Dover-Phila Heating and Cooling

Acceptance of Proposal - The above prices, specification and conditions are satisfactory and are accepted. You are authorized to do the work as specified. Payment to be made upon completion of install.

Accepted by  Date 3/25/2020

***Thank you again for the opportunity to serve your heating and cooling needs.***  
**PLEASE VISIT US ON FACEBOOK - [doverphilahvac](http://www.doverphilahvac.com)**